

LaDOTD Acquirer



"What acquiring minds want to know"

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TIMED contract signed; will have big effect on Real Estate

Director' Report

By: Jim Dousay

The contract between DOTD and Louisiana TIMED Managers (LTM) has been signed. Real Estate will coordinate the workflow process with LTM on real estate matters over the next few months. LTM will be responsible for some 55 TIMED projects, many of them on US 165, 167, and 171. However, there a number of other projects involved, including LA 3241 near Bush, the Clayton to Greenville project on LA 15, the Bains to Mississippi State Line project on US 61, the Mississippi River Bridge at St. Francisville, and several projects in New Orleans.



The projects are divided between *A List* and *B List* projects. The basic difference is that DOTD will do the acquisition on *A List* projects and LTM will be responsible for the acquisition on *B List* projects. Real Estate will be coordinating many meetings with the Real Estate Coordinator for LTM. Some responsibilities will remain with the Real Estate Section on all projects such as setting Just Compensation, ordering checks, and approval of administrative settlements. On both lists, LTM and DOTD will have certain responsibilities.

On all of the projects covered by the LTM contract, LTM will provide professional and technical services for the overall management of the projects, including real estate and utilities functions.

On the *B List* projects, LTM will have the following responsibilities on the real

estate portions of the projects:

- ❑ Provide professional and technical services and personnel for right of way functions, including utilities.
- ❑ Conduct right of way functions in accordance with Federal and State laws, regulations, and procedures.
- ❑ Submit vouchers to DOTD for payment.
- ❑ Make sure LTM's computer system interfaces with the Real Estate Section system. Most data entry will be by LTM.
- ❑ Maintain right of way and relocation files on the project.
- ❑ Use real estate consultants approved by the Real Estate Section.
- ❑ Review title work and update as needed.
- ❑ Conduct occupant inventories and review inspection reports.
- ❑ Recommend expropriation to DOTD, with supporting documentation.
- ❑ Be responsible for Improvement Control activities, except for those assigned to Headquarters Real Estate personnel.

The LTM contract is based on a similar contract in South Carolina. There is a companion article in this *Acquirer* describing the South Carolina experience with its program.



Our "Favorite Fed" retires
Pete Nyberg retires – more on Page 5

This will be a complex process and will take a team effort to make it work. The main concern I have from our perspective in Real Estate, is that we have adequate people, office space, and equipment to manage our responsibilities under this contract. Under our proposed reorganization, we are requesting a TIMED Program Team. We have to make sure this is properly set up and that the right people are put in place.

At the time that this is being written, we are awaiting a reply from Civil Service on our Job

Study. We expect an answer by the end of June. The reorganization job study will be presented to the Civil Service Commission at its August meeting. I feel that this reorganization is vital to our ability to meet our responsibilities under the contract with LTM, as well as completing the regular right of way program.

In the last issue, I mentioned that we are trying to revise procedures so hazardous waste problems can be dealt with earlier in the process than they are now. A revised Secretary's PPM or a new EDSM should be issued soon to address this. I also mentioned the April AASHTO Right of Way Conference. I moderated the session on appraisal. There is a lot of interest nationwide in electronic appraisals. We are thinking of expanding this concept to other documents such as title work. Also, digital maps are being considered. This would give us more flexibility and save a lot of time. The AASHTO Right of Way Conference will be in Providence, RI next year.

As you probably know, there are several positions "in transition" at this time. Carolyn Carroway has retired as District Manager in Monroe and we will be filling that

position soon. We will also be filling the District Manager's job in Shreveport soon, too. With Pam Leon's promotion to Acquisition Division Chief, We have decided to laterally transfer Richard McElveen to the Administrative Manager's position. Also Jeannie Broders is retiring and Deborah McKneely has been promoted to Property Management Officer. Our IT Technical Support person should be starting soon. There are several secretarial positions open, too, they are in process to be filled.

As was previously mentioned, Carolyn Carroway and Jeanie Broders are joining the ranks of the retired. I hope they each have a long, healthy, and happy retirement. We'll miss them and hope that they will come by and visit occasionally. Also, I have to note that Pete Nyberg, Realty Specialist with FHWA has also retired. We have been working with Pete for the last five years and have always found him knowledgeable and a pleasure to work with. Good luck to you, too, Pete. I would also like to welcome Karen Hider, Pete's replacement, to Louisiana. We look forward to working with you. ♦

SC program was model for TIMED contract

The recent contract with Louisiana Timed Management (LTM) was based on a similar idea in South Carolina. The following are excerpts from SCDOT's publication, *27 in 7, Peak Performance*, which explains the program and its advantages

To keep pace with such growth, South Carolina is expanding its road system in ambitious fashion. The evidence is abundant. Just look at the coast, where major new roads will help visitors travel to some of the nation's most popular beaches. Near the port city of Charleston and in the Upstate interstate widenings and interchange improvements will help accommodate booming growth and economic development. Or consider any of the other 200 projects underway across the state.

But the real story behind how the South Carolina Department of Transportation is accomplishing 27 years of road and bridge projects in just seven years involves putting aside conventional ways of doing business. Innovative financing is how South Carolina overcame a last-place position for federal funds to launch an unprecedented \$5 billion worth of road construction. This accelerated program has put South Carolina in the fast lane, with SCDOT making a reality of

projects that were on wish lists as long as 30 years ago.

In one key innovation, SCDOT used its ability to issue state highway bonds to help supplement the shortfall of federal dollars. The way SCDOT intends to pay back state highway bonds is unusual, because SCDOT has dedicated the receipt of future federal funds - not state highway dollars - to make debt retirement payments.



SCDOT also has entered into a public-private partnership with two construction and resource management firms to speed work without inflating the size of the state agency. There are many successes involving innovative financing methods, such as public/private partnerships, financial partnerships with local planning organizations and new ways of leveraging

Construction and Resource Managers

The two CRMs will act as an extension of SCDOT, and both will report to SCDOT on the projects they have been assigned to help manage. The firms will

serve as assistants to the SCDOT Program Managers, who will continue to oversee each and every project. The contract signed in July 1999 by SCDOT calls for each CRM to assist SCDOT in more than \$760 million worth of road and bridge work to be done in the next seven years. By partnering with the CRMs, SCDOT avoids having to hire an estimated 500 employees to handle the additional workload.

It's the first of this type of public-private partnership on this large of a scale in the United States. The FHWA has worked closely with SCDOT to administer this partnership and a number of other innovative financing programs. Expecting to complete 200 construction projects in seven years, 20 years under the agency's normal workload, SCDOT selected the assistance of Construction and Resource Managers, or CRMs

A CRM is a firm, or a group of firms, that have experience and expertise in highway/bridge design and construction. After a detailed evaluation process, the SCDOT Commission voted to ask the staff to negotiate a contract with two firms, Fluor Daniel, headquartered in Greenville, and Parsons Brinckerhoff with LPA, headquartered in New York with offices in Columbia, SC. The plan calls

for the state to be divided approximately in half, with each firm assigned to one-half of the state.

This program takes advantage of federal laws that allow future federal highway funds to be leveraged through the issuance of bonds to build current highway system improvements. Eight of 10 Metropolitan Planning Organizations (MPOs) have partnered with SCDOT in this financing program to accelerate projects in these urban areas.

Finishing the projects sooner saves money in the long run by avoiding rising land costs in high-growth areas around urban cores.

The key part of this financing program is the issue of a series of State Highway

"We're taking 27 years of planned work and compressing it into seven years to take advantage of low interest rates, to avoid paying the inflation costs of construction and, simply, to get a lot of needed work done faster, I really believe we are doing a tremendous service to the citizens of South Carolina. It's an exciting time for us."

***- Elizabeth S. Mabry,
Executive Director, SCDOT***

Bonds to supplement current federal funds during the construction period to fund project costs. A portion of each MPO's future federal fund allotments, or guideshares, will be used for debt service on the bond issues.

Unlike traditional SCDOT projects, this program requires additional coordination and planning among the different areas of SCDOT and the MPO. It's important that projects are finished on time and within budget, because the size of the overall program construction budget is variable and adjustments to each individual project may be needed to keep the overall program in balance.

Innovative financing has led to an exciting period in South Carolina's

history of transportation. From the complexities of bond funding to the approach of public/private partnerships, the goal remains a simple one: To serve our motorists and support the economic growth of South Carolina by doing a lot of work and getting it done quickly. Using an array of innovative concepts will lead to a dramatic change in the landscape of South Carolina. And by condensing 27 years of projects into seven years, it will truly be a time of peak performance. ♦

Louisiana quarter now in circulation

Information from www.gov.state.la.us/quarter

The Louisiana quarter is the third quarter of 2002 and eighteenth in the series being produced by the U.S. Mint. Governor Mike Foster, Jr., established the Louisiana Commemorative Coin Advisory Commission which solicited design suggestions from all Louisiana residents. From the 1,193 submissions the Commission received (80% of which came from schoolchildren), Governor Foster submitted five design concepts to the U.S. Mint. From the five candidate designs the Mint developed, Governor Foster selected the final design, which includes:

- The Brown Pelican, Louisiana's State Bird
- A trumpet with musical notes to depict the birthplace of Jazz
- The outline of the Louisiana Purchase territory, along with the inscription "Louisiana Purchase."

The Louisiana quarter, the first of which was minted at 12:01 MST on May 6th at the Denver Mint, was officially released to the Federal Reserve Bank on May 20. An estimated 600 million to 700 million Louisiana quarters will be minted during a 10 week period at the Denver and

the Federal Reserve Bank for distribution to the nation's banks.

Launched in 1999, the United States Mint's 50 States Quarters Program is a 10-year initiative that honors each of the nation's states in the order that they joined the Union. Louisiana joined the Union on April 30, 1812. Louisiana is the third state quarter produced in 2002 and the 18th in the popular 50 State Quarters series.



Governor Mike Foster joined United States Mint Director Henrietta Holsman Fore and Treasurer of the United States Rosario Marin on Thursday, May 30, 2002, to launch the state commemorative quarter during a Louisiana-style ceremony featuring noted Louisianians and musicians at the Old U.S. Mint in New Orleans. ♦

Carolyn Carraway retires



Carolyn Carraway, District Manager in Monroe, retired May 24, with over 33 years of service. A reception was held in her honor on May 23 at the District office. She actually began her career as a student worker and became an employee of Real Estate in 1972. She was promoted to District Manager in 1999.

Carolyn and her husband, Tommy, have two children and one grandchild. The *Acquirer* wishes Carolyn good luck and thanks her for her years of service! ♦

District 05 personnel pose with Carolyn before she leaves



Philadelphia Mints, which produce all U.S. circulating coins and ships them to

Carol Hissong Retires

Carol Hissong Retires



There was quite a line for all the great food at the party!



← Carol and her husband, Ned, enjoy the festivities.



Carol's children, Jennifer and Jay, also attended the reception →



Carol began her career in Real Estate some 30 years ago in the "typing pool." She was promoted to Real Estate Agent in 1974. She had several important assignments through the years, including development of procedures and acquisition for I-49. She was promoted to Acquisition Division Chief in 1989.

Carol and her husband Ned live in Bayou Pigeon. They have two children and two grandchildren. ♦



Congratulations to

Lori Easterling, and her husband Earl, on the birth of their daughter, Ashley Easterling, on April 22, 2002. Ashley weighed in at 8 lbs., 2 oz.

Erin Vignes, and her husband Mark, on the birth of their second son, Bryan Reed Vignes on May 7, 2002. Bryan weighed in at 7 lbs. 0 oz.

Pam Leon, who was promoted DOTD Acquisition Division Chief.

Deborah McKneely, who was promoted to Real Estate Property Management Officer.

Richard McElveen, who was named Real Estate Administrative Manager

Jerry Braswell, who received the April 2002 Editor's Choice Award from poetry.com and the Interactive Library of Poetry.

Jack Shaffer, whose article "Couteau De Poing, Fist Knife, or Push Dagger: Take Your Pick" was published in the Winter 2002 edition of *Antique Bowie Journal*.

Pete Nyberg Retires from FHWA

Pete Nyberg, Louisiana Division Realty Specialist for FHWA, retired May 31st. A luncheon was held that date at Drusilla Place in Baton Rouge. Family, friends, and colleagues (including many from DOTD) gathered to honor his service to his country and his profession.

Tony Sussman (r), Louisiana Division Administrator for FHWA, presents Pete with his service award



Jim Dousay makes some remarks on behalf of the Department



A representative of Baton Rouge Metro Council member Pat Culbertson honors Pete with a proclamation making May 31st *Pete Nyberg Day*, while his family looks on. Pete was also named an Honorary Mayor President.



Jeanie Broders retires

Jeanie Broders, Real Estate Property Management Officer, is retiring after 33 years of service, all in Real Estate. She began her career in the "typing pool." In 1979, she became the secretary in the Property Management Unit. In 1987, she was promoted to her present position. Asked what she would do after retirement, she said, for the time being, she would, "enjoy my yard, enjoy my house, enjoy my nieces and nephews, and enjoy doing nothing."



Jeanie's husband Joe is also a retired DOTD employee. A luncheon in honor of Jeanie's retirement was held Friday, June 21st, on the "Side Porch" at Mike Anderson's Seafood Restaurant in Baton Rouge. The *Acquirer* wishes Jeanie a long and happy retirement and thanks her for her years of service! ♦

(Below) Linda, Jennifer, and Denise pose with Jeanie at her retirement luncheon



(Above) Anthony, Marion, and Deborah wish Jeanie "Good Luck" at her retirement festivities.



Aha! Someone finally caught Sharon on film (actually on a computer disk)!

Louisiana Purchase Bicentennia (Part 2)

Congress debates the purchase

In 1803, some did not view it as the 'bargain' we do today

From www.sec.state.la.us/purchase

Two centuries after Thomas Jefferson's historic purchase of the Louisiana Territory from France, every student of history knows that America "got a bargain" when Congress voted to pay approximately fifteen million dollars for the 827,987 square miles which would later make up all, or parts, of fifteen states. However, when the treaty to ratify this massive purchase was brought before the American Congress, not all of its members thought that buying this vast, "uncivilized" tract of land was a good idea.

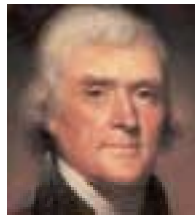
There were a number of popular arguments against the Louisiana

Purchase which were expressed by the dwindling group of New England Federalists in Congress. First, many delegates as well as American citizens feared that they would lose money if the acquisition of lands of Louisiana cheapened the value of their property. Second, Federalists reasonably assumed that the political center of gravity would move either to the West or to the South where they would have little power. At the same time, many members of Congress felt that the purchase of the Territory might be deemed null and void because of stipulations in Spain's agreement with France, which stated that France could not sell Louisiana to another country. Fourth, no one knew the exact boundaries of the Louisiana Territory or what to expect from the people who lived in this mysterious region of the continent. George Cabot, in a wisecrack about the "wildness" of the inhabitants of Louisiana, said, "The cession of Louisiana is an excellent thing for France. It is like selling us a Ship after she is surrounded by a British fleet. It puts into safekeeping what she could not keep herself." In fact some members of Congress, such as Senator William Plumer of New Hampshire, even went so far as to suggest the union of the states be broken: "We have already without Louisiana more uncultivated lands than we can sell, and I am confident that the ratification of this treaty & possession of the immense territory will hasten that dissolution of our present government."



Another major issue that had to be settled before the treaty to purchase Louisiana could be approved was whether or not Jefferson, as President of the United States, had the constitutional right to purchase lands without the consent of the states. Senator Timothy Pickering, a strong opponent of the acquisition of

Louisiana, believed that unless Jefferson obtained the "universal consent" of every state of the Union, the purchase and incorporation of the Territory was not in line with the principles of the Constitution: "It is declared in the third article of [the proposed treaty] that 'the inhabitants of the ceded territory shall be incorporated in the union of the United States.' But neither the President and the Senate, nor the President and the Congress, are competent to such an act of incorporation."



President Thomas Jefferson

In an effort to dodge these allegations of unconstitutionality, Jefferson and his fellow Democratic-Republicans, who ironically had always held to the doctrine of strict constructionism and a strong belief in states' rights as the backbone of their political philosophy, argued that the right of the Federal government to purchase real estate fell under their right to make treaties. Jefferson compared his actions to that of a guardian looking after the interest of a ward:

IT IS THE CASE OF A GUARDIAN, INVESTING THE MONEY OF HIS WARD IN PURCHASING AN IMPORTANT ADJACENT TERRITORY, AND SAYING TO HIM WHEN OF AGE, I DID THIS FOR YOUR OWN GOOD; I PRETEND TO NO RIGHT TO BIND YOU: YOU MAY DISAVOW ME, AND I MUST GET OUT OF THE SCRAPE AS I CAN: I THOUGHT IT MY DUTY TO RISK MYSELF FOR YOU.

Another problem of great magnitude was that many Congressmen did not believe that their young country could afford to pay such an enormous sum of money--more than most of them could even imagine-- for land that few of them had ever seen. Senator James White of Delaware expressed this sentiment in his statement that "even supposing that this extent of territory [Louisiana] was a desirable acquisition,

fifteen million dollars was an enormous sum to give."

In the end, Jefferson got his way with the treaty's ratification by Congress on October 25, 1803. The United States doubled in size overnight, and a new, "American" Louisiana was born. The prophetic words of Robert R. Livingston best express the magnitude of this event: "We have lived long, but this is the noblest work of our whole lives. . . . From this day the United States take their place among the powers of the first rank. . . .The instruments which we have just signed will cause no tears to be shed: they prepare ages of happiness for innumerable generations of human creatures."♦

Deborah McKneeley is new Property Management Officer

Deborah McKneeley, a 26-year veteran of Real Estate, has been promoted to Real Estate Property Management Officer.. She takes the place of Jeanie Broders, who retired. Deborah started out as a Typist-Clerk (though she says she filed and did not type) in the Headquarters Titles and Acquisition Unit under Ozell Jones. She became a Real Estate Agent in 1990.

Deborah and her husband Aurcha live in Ethel, LA, in East Feliciana Parish. Deborah said she loves the Felicianas and enjoys living there. They have four children and six grandchildren. A graduate of Southern University, she is still a supporter of SU athletics. She is also active in her church, especially in the music and teaching ministries and working with youth..

Asked about any plans for the unit, Deborah said that she would try to keep the work flowing, doing what can be done to accomplish the unit's goals.♦

Welcome to

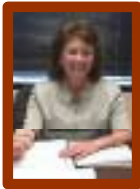
India Sholars

Secretary 2
Gang 010

Pam Leon is now Acquisition Division Chief

Real Estate has a new Acquisition Division Chief. Pam Leon has replaced Carol Hissong, who retired. Pam began her career with DOTD in 1983 as a Human Resources Development Specialist at LTRC. She came to the Real Estate in 1987, working mostly in the Relocation Assistance. Pam has a BS in General Studies, with a concentration in journalism and English, from LSU.

Asked about her plans as Acquisition Chief, Pam said, "My focus has to be getting the new computer system up and running. Since we are going to have to do more work with less people, as time goes on, it is imperative that we use technology to speed up our processes." Pam Leon



Pam and her husband Jairo have two daughters. When not at work, she enjoys gardening, traveling, and going to the movies. ♦

A history of Independence Day

From www.fourth-of-july-celebrations.com/

Summertime: the smell of the barbecue, the roar of holiday crowds at events throughout the land, family, picnics and the beach. It's America's annual birthday party and everyone is invited

Schoolchildren in America learn the basic history of the events surrounding the Fourth of July, but the details of this monumental occasion in American history somehow fall through the cracks.

Although July 4th is celebrated as America's official split from Britain's rule and the beginning of the American Revolution, the actual series of events show that the process took far longer than a single day. The original

resolution was introduced by Richard Henry Lee of Virginia on June 7, 1776, and called for the Continental Congress to declare the United States free from British rule. Three days later a committee headed by Thomas Jefferson was appointed to prepare an appropriate writing for the occasion.

The document that we know as the Declaration of Independence was adopted by Congress on July 4th although the resolution that led to the writing of the Declaration was actually approved two days earlier.

All of this had occurred with some of the delegates to the Congress not even present; New York, for example, did not even vote on the resolution until July 9th.

Even more interesting is the fact that not a single signature was appended to the Declaration on July 4th. While most of the fifty-six names were in place by early August, one signer, Thomas McKean, did not actually sign the Declaration until 1781.

Nevertheless, July 4th was the day singled out to mark the event of the United States establishing itself as a nation.



Happy Independence Day!

Only four American holidays are still celebrated on their proper calendar days: Halloween, Christmas, New Year's and Independence Day. Of all the secular holidays, the Fourth of July is the only one whose celebration date resists change. Even in more provincial times, suggestions to alter the day of

the festival to the preceding Saturday or the following Monday when July 4th fell on Sunday were protested.

The feeling about the sanctity of America's Independence day was best expressed in a quotation from the Virginia Gazette on July 18th, 1777: "Thus may the 4th of July, that glorious and ever memorable day, be celebrated through America, by the sons of freedom, from age to age till time shall be no more. Amen and Amen." ♦



Introducing: Bryan Reed Vignes



“Quotable”

“Whenever any form of government becomes destructive of these ends (life, liberty and the pursuit of happiness), it is the right of the people to alter or abolish it, and to institute new government.” – Thomas Jefferson (Declaration of Independence)

“I have often regretted my speech, never my silence.” -- Publilius Syrus

“Everyone and everything around you is your teacher.” - Ken Keyes Jr.

“To live is so startling, it leaves little time for anything else.” - Emily Dickenson

"Freedom's enemies are waste, lethargy, indifference, immorality, and the insidious attitude of something for nothing." - William Arthur Ward

“The poorest man is not without a cent, but without a dream.” – Unknown

“Outside show is a poor substitute for inner worth”. – Aesop

“Only a life in the service of others is worth living.” - Albert Einstein

“Everything is funny as long as it is happening to somebody else” – Will Rogers

“There is no defeat except for those who give up.” - Joseph B. Wirthlin

“The greatest accomplishment is not in never falling, but in rising again.” - Vince Lombardi

"I've often thought that the process of aging could be slowed down if it had to go through Congress." – George Bush (“41”)

“Love is a canvas furnished by Nature and embroidered by imagination.” - Voltaire

“Don't be content to be the chip off the old block - be the old block itself.” - Winston Churchill

“Love is grand; divorce is a hundred grand.” - Unknown